

MOAB CITY PLANNING COMMISSION MINUTES
SPECIAL MEETING
September 17, 2026

Notice: The Moab City Planning Commission Meeting held on September 17, 2026 as a special meeting is not an official meeting due to notice deficiencies.

Call to Order and Attendance: Moab City Planning Commission held a special meeting on the above date in City Council chambers. Audio is archived at www.utah.gov/pmn and video is archived at www.youtube.com/watch?v=DGThlfXZLQA. Commission Chair Kya Marienfeld called the meeting to order at 6:10 p.m. Commission Members Jill Tatton and Matt Heberd attended, and Commission Member Shalee Holland attended via electronic means. Also in attendance were Community Development Director Cory Shurtleff, Associate Planner Johanna Blanco, Junior Planner Kaytlin Poynter and Planning Technician Kelsi Garcia.

Citizens to be Heard: None

Approval of Minutes: Commission Member Tatton moved to approve the draft minutes of the August 27, 2026, regular Planning Commission meeting. Commission Member Holland seconded the motion. The motion passed unanimously.

Public Hearing regarding Annexation Policy and Map:

Commission Chair Marienfeld opened a public hearing at 6:12 p.m. regarding **City of Moab Resolution 15-2026**, proposing adoption of an annexation policy plan, a City of Moab future annexation boundary map and the anticipated land use of future annexation area map as Appendix C of the Moab General Plan. Associate Planner Blanco explained that any decisions made regarding the annexation policy and map would be adopted as an ordinance, not a resolution. Community Development Director Shurtleff explained comprehensive adjustments to a general plan often go through an ordinance process. Blanco said an annexation policy currently exists in the municipal code, and it is proposed to update the policy and add it to the general plan. She added that an annexation boundary map also exists and is currently in the general plan and it is proposed to be updated and replaced. She said the anticipated land use map is proposed to be a new element. She noted there currently exists a future zoning map, which does not include unincorporated areas of the County. Blanco reported that the state requires municipalities to have an annexation policy plan before annexation of any unincorporated territories. She emphasized that the most important reason for updating the map is to present other new cities from incorporating near Moab. Blanco explained the plan identifies the areas where the city may at some point in the future expand through the maps, establishes policies that the City would use when reviewing new annexations, whether that's applicant initiated or City initiated, and sets a path for the City to grow in an orderly fashion; she said the plan applies to applicant forwarded petitions, City initiative petitions and pre-annexation agreements. She explained the plan would influence plans for the expansion of municipal services.

Blanco described the proposed annexation boundary map and the anticipated land use map. Community Development Director Shurtleff explained more about the intent and obligation of the City regarding the proposed update to the annexation program. He reviewed the City Council strategic planning approach to future annexation and the shape of the map, including public land boundaries. Commission Chair Marienfeld asked if the anticipated land use map would be the only instrument to guide intended proposed future zoning. **Aaron Lindbergh**, a member of the Grand County Planning Commission spoke and clarified he was speaking as an individual and not as a representative of the Planning Commission. He noted he had not heard about this annexation update through the County. He said the County was currently updating their land use map and hoped for collaboration with the City. Aaron also addressed new neighborhoods in Spanish Valley and zoning impacts such as speed limits. Associate Planner Blanco recommended tabling any action. There were no further public comments and Commission Chair Marienfeld closed the public hearing at 6:43 p.m.

Annexation Policy and Map—Tabled

Discussion: Marienfeld spoke in favor of general residential and commercial zoning areas. She said there had been several annexations during her tenure on the Planning Commission. Commission Member Holland expressed a desire for collaboration with the County. Commission Member Tatton concurred with the general residential and commercial zoning areas. Commission Member Hebbert expressed his understanding of the need to protect the land around Moab from encroachment by new municipalities and to prevent further development of a City where it really should not be. Shurtleff brought up the importance of collaboration with the County regarding impacts on the Grand Water and Sewer Service Agency (GWSSA), law enforcement, other utilities and reacting to new state legislation that impacts local control of land use.

Motion and Vote: Commission Member Tatton moved to table **City of Moab Ordinance 2026-20** to the September 24 meeting, with the direction to City staff provide the documentation as discussed. Commission Member Hebbert seconded the motion. The motion passed unanimously.

Future Agenda Items: Associate Planner Blanco said the agenda for the next regular meeting included a proposed sidewalk fee and lieu code, a proposed code amendment for vendors, a discussion of the business license code, and chapter 17 of the land use code. She said a master fee schedule update and a proposed development agreement were also proposed for future consideration. Community Development Director Shurtleff discussed the desire for public comments and written testimony. Commission Chair Marienfeld requested a review of planning staff conversations with local vendors.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 7:04 p.m.